



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 17, 2005

IN REPLY PLEASE
REFER TO FILE:

MP-6
36.041

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

SANTA ANITA WASH - PARCEL 29AEX.2
QUITCLAIM OF EASEMENT - CITY OF ARCADIA
SUPERVISORIAL DISTRICT 5
3 VOTES

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in Santa Anita Wash, Parcel 29AEX.2 (4,160 square feet), located on the west side of Santa Anita Wash, south of East Camino Real, in the City of Arcadia, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the quitclaim of easement to the underlying fee owners, Ziad S. Saad and Raiah Saad, for \$31,000.
4. Instruct the Chair to sign the enclosed Quitclaim of Easement document and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to quitclaim its flood control easement in Santa Anita Wash, Parcel 29AEX.2, to the underlying fee owners, who requested this easement be quitclaimed to them. The District acquired the easement for the purposes of controlling and conserving the waters of the Santa Anita Wash. Construction of the project has been completed, and the subject parcel lies outside of the required right of way.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$31,000 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The enclosed Quitclaim of Easement has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This transaction is categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Statutes and Guidelines, and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

The Honorable Board of Supervisors
March 17, 2005
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CONCLUSION

This transaction is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim of Easement. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

AT:bw
P6:416DBRDLTRSAW29AEX.2

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

Ms. Raiah Saad
830 East Camino Real
Arcadia, CA 91006-4427

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
5791-002-055 (Portion)

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to ZIAD S. SAAD and RAIHAH SAAD, husband and wife, as joint tenants, all its right, title, and interest in and to that certain easement for flood control purposes, acquired by Final Order of Condemnation, a certified copy of which was recorded on June 26, 1942, as Document No. 895, in Book 19445, page 38, of Official Records, in the office of the Recorder of the County of Los Angeles, insofar and only insofar, as said easement exists on the real property in the City of Arcadia, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

SANTA ANITA WASH	29AEX.2
36-RW 10.1	
I.M. 144-277	
S.D. 5	M0121030

KDR:in:P:Conf:saSNTANITA29AEX.2.doc

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By _____
Deputy

APPROVED as to title and execution, _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division Supervising Title Examiner By _____

EXHIBIT A

SANTA ANITA WASH 29AEX.2

36-RW 10.1

A.P.N. 5791-002-055(por)

T.G. 597(F1)

I.M. 144-277

S.D. 5

M0121030

LEGAL DESCRIPTION

PARCEL NO. 29AEX.2 (Quitclaim of a portion of easement):

That portion of that certain 135-foot wide strip of land in Lot 131, Arcadia Acreage Tract, as shown on map recorded in Book 10, page 18, of Maps, in the office of the Recorder of the County of Los Angeles, described as PARCEL NO. 29, in a Final Judgment, had in Superior Court Case No. 452,539, a certified copy of which is recorded in Book 19445, page 38, of Official Records, in the office of said Recorder, within the following described boundaries:

Beginning at the northeasterly corner of Lot 7, Tract No. 22279, as shown on map recorded in Book 612, pages 31 and 32, of said Maps, said northeasterly corner also being a point on that certain curve having a radius of 1932.50 feet, in the westerly side line of above mentioned strip of land; thence North 88° 55' 15" East along the easterly prolongation of the northerly line of said Lot 7 to a curve concentric with and 21.00 feet easterly, measured radially, from said westerly side line; thence northerly along said concentric curve, through a central angle of 5° 02' 51", an arc distance of 172.10 feet; thence North 19° 04' 40" West 55.01 feet to the intersection of said westerly side line with the southerly side line of Camino Real, 60 feet wide, as shown on said map of Tract No. 22279; thence southerly along said westerly side line, through a central angle of 6° 39' 34", an arc distance of 224.61 feet to the point of beginning.

Containing: 4,160± square feet.